Section 3.14
Utilities and Service Systems

This section addresses potential utilities and service systems impacts that may result from construction and/or operation of the proposed project. The following discussion addresses the availability of water, wastewater treatment, stormwater, electric power, natural gas, telecommunications facilities, and solid waste facilities in the project area, identifies applicable regulations, identifies and analyzes environmental impacts, and recommends measures to reduce or avoid adverse impacts anticipated from project implementation, as applicable.

The information and analysis in this section is based on the *Sewer Systems Analysis* (2020a; Appendix P-1), *Off-site Sewer System Analysis* (2020b; Appendix P-2), and *Water System Analysis* (2020c; Appendix Q) prepared by Dexter Wilson Engineering, Inc.; the *Project Facility Availability Form*, prepared by the Encinitas Sanitary Division (2020; Appendix R); and the *Project Facility Availability Form*, prepared by the San Dieguito Water District (2020; Appendix R). Analysis in this section also draws upon data in the *City of Encinitas General Plan* (1991) and the *City of Encinitas 2013-2021 Housing Element Update Environmental Assessment* (2018a). Third party technical reports have been peer-reviewed by Michael Baker International and the City of Encinitas.

ENVIRONMENTAL SETTING

The project site supports an active botanical nursery. The site contains greenhouses that cover a majority of the property, storage tanks, detached storage structures, restroom facilities, and a single-story residential structure located in the southwestern portion of the site. A perimeter road traverses the northern portion of the project site and two throughway roads provide access in the east–west direction. Existing on-site roads are made of dirt, asphalt-concrete, and/or Portland concrete cement. Power poles providing electrical service to the site are visible. However, within the property boundaries, the lines are undergrounded.

Water

The project site is located within the San Dieguito Water District (SDWD). Public water service to the project site is provided by SDWD. The SDWD is a subsidiary of the City and provides water to the approximately 38,000 residents in its service area. Approximately 30 percent of SDWD water is from local sources, while the remainder is imported.

Projected water demand for the SDWD for all water use sectors except for agriculture have been estimated and are assumed to increase proportionally with population growth. Table 3.14-1, SDWD Population – Current and Projected, shows the projected population served by the SDWD in the year 2035.

Table 3.14-1: SDWD Population – Current and Projected

Year	2015	2020	2025	2030	2035	Increase (2015-2035)
Population Served	37,200	38,212	38,759	39,306	39,853	2,653

Source: SDWD 2016.

Water Supply Planning

The Urban Water Management Planning Act requires every urban water supplier to assess the reliability of its water supply for normal, single dry, and multiple dry years. Single-dry and multiple-dry year conditions were based on the SDWD's historical water use records. Table 3.14-2, Total Water Demands in Acre-Feet per Year, shows the SDWD's estimated water supply projections for the year 2035.

Table 3.14-2: Total Water Demands in Acre-Feet per Year

	2020	2025	2030	2035
Potable and Raw Water	6,829	6,868	6,910	6,953
Recycled Water Demand	730	750	750	750
Total Water Demand	**7,559**	**7,618**	**7,660**	**7,703**

Source: SDWD 2016.

The Urban Water Management Planning Act requires every urban water supplier to assess the reliability of its water supply for normal, single-dry, and multiple-dry years. Single-dry and multiple-dry year conditions were based on the SDWD's historical water use records. Table 3.14-3, Normal Year, Single-Dry Year, and Multiple-Dry Years Supply and Demand Comparison in Acre-Feet per Year, shows estimated SDWD water supply projections from the year 2020 to 2035.

Table 3.14-3: Normal Year, Single-Dry Year, and Multiple-Dry Years Supply and Demand Comparison in Acre-Feet per Year

		2020	2025	2030	2035
Normal Year	Supply totals	7,692	7,752	7,795	7,838
	Demand totals	7,559	7,618	7,660	7,703
	Difference	*133*	*134*	*135*	*135*
Single-Dry Year	Supply totals	8,005	8,068	8,112	8,157
	Demand totals	8,005	8,068	8,112	8,157
	Difference	*0*	*0*	*0*	*0*
Multiple-Dry Year (1st Year)	Supply totals	7,076	7,131	7,170	7,210
	Demand totals	6,501	6,552	6,588	6,624
	Difference	*575*	*579*	*582*	*585*

Table 3.14-3, continued

		2020	2025	2030	2035
Multiple-Dry Year (2md Year)	Supply totals	7,225	7,281	7,322	7,362
	Demand totals	6,501	6,552	6,588	6,624
	Difference	*724*	*730*	*734*	*738*
Multiple-Dry Year (3rd Year)	Supply totals	6,815	6,868	6,906	6,944
	Demand totals	6,501	6,552	6,588	6,624
	Difference	*315*	*317*	*318*	*320*

Source: SDWD 2016.

According to the UWMP, single-dry and multiple-dry year conditions were based on the SDWD's historical water use records. The SDWD anticipates no reduction of local water supplies for a single or multiple-dry year event. Even during a dry year, it is assumed there would be some rain and therefore some refilling of water storage. In an event of a dry year, the SDWD would purchase additional water from San Diego County Water Authority (SDCWA) and utilize its carryover storage supply. The SDWD would also implement water conservation measures as necessary. If shortages still occur, "additional regional shortage management measures, consistent with the Water Authority's Water Shortage and Drought Response Plan, will be taken to fill the supply shortage." As such, the SDWD expects to meet customer demands during a multiple-dry year event (SDWD 2016). As shown in Table 3.14-3, anticipated SDWD water supplies would be adequate during the normal, single-dry, and multiple-dry year scenarios.

Wastewater

The project site is located entirely within the Encinitas Sanitary District (ESD), on the jurisdictional border of ESD and the Leucadia Wastewater District (LWD). The existing City sewer system in the vicinity of the project consists of gravity sewer pipelines. There is an 8-inch gravity sewer line in Quail Gardens Drive along the east side of the project site which conveys flows south to Leucadia Boulevard and then west in Leucadia Boulevard. There is an existing 8-inch sewer line on-site that conveys flow south to Leucadia Boulevard. Flow is then conveyed west in Leucadia Boulevard and south from Leucadia Boulevard where it crosses I-5 and eventually connects to the Encinitas Trunk Sewer in Encinitas Boulevard. The Encinitas Trunk Sewer conveys flows west to the Moonlight Beach Pump Station. The pump station then conveys flow north for treatment and disposal. Additionally, there is an existing 8-inch sewer line in Sidonia Street that serves the existing Fox Point neighborhood to the west of the project site and conveys flows north in the LWD system.

Stormwater Facilities

Existing site topography is generally flat with slopes ranging from 0 to 5 percent. A majority of the project site drains from east to west and enters onto Sidonia Street via sheet flow where it is collected in an existing storm drain system located at the north end of Sidonia Street. A small southerly portion of the project site flows southeast into an existing swale and eventually into the existing storm drain system within Quail Gardens Drive before discharging into a reservoir at the golf course.

Electricity

San Diego Gas and Electric (SDGE) currently provides electrical services to the project site. As stated above, electrical poles providing electrical service to the project site are visible along adjacent roadways. However, within the property boundaries, these lines are undergrounded.

Natural Gas

San Diego Gas and Electric (SDGE) currently provides natural gas services to the project site.

Telecommunications Facilities

Telecommunications facilities are not currently provided on the project site. The major service providers that serve the City and their coverages are listed below (Broadband Now 2020):

- AT&T Internet - 99.5% Availability
- EarthLink - 99.5% Availability
- Cox - 68.3% Availability
- Spectrum – 63.5% Availability

Solid Waste Disposal

The City has an exclusive franchise agreement with EDCO Waste and Recycling Services (EDCO) to provide solid waste collection services in Encinitas for both residential and commercial customers. EDCO is the only authorized company that can haul solid waste in the City. Residential trash service includes curbside green waste collection and recyclable materials (mixed paper, glass, plastic, and aluminum cans) collection at no additional charge.

EDCO transports the collected solid waste to a transfer center which then takes it to either the Sycamore Landfill in Santee or the Otay Landfill in Chula Vista. The Otay Landfill has a maximum permitted capacity of 61.15 million cubic yards and a remaining capacity of 21.19 million cubic

yards. The Otay Landfill has a cease operation date of February 28, 2030. The Sycamore Landfill has a maximum permitted capacity of 147.9 million cubic yards and has a remaining capacity of 113.97 million cubic yards. The Sycamore Landfill has a cease operation date of December 31, 2042 (CalRecycle 2019a, 2019b).

REGULATORY FRAMEWORK

Federal

Safe Drinking Water Act

Passed in 1974 and amended in 1986 and 1996, the Safe Drinking Water Act grants the Environmental Protection Agency (EPA) the authority to set drinking water standards. Drinking water standards apply to public water systems that provide water for human consumption through at least 15 service connections or regularly serve at least 25 individuals. There are two categories of drinking water standards: National Primary Drinking Water Regulations and National Secondary Drinking Water Regulations. The National Primary Drinking Water Regulations are legally enforceable standards that apply to public water systems. These standards protect drinking water quality by limiting the levels of specific contaminants that can adversely affect public health and are known or anticipated to occur in water. The National Secondary Drinking Water Regulations are nonmandatory guidelines for certain substances that do not present a risk to public health.

State

Safe Water Drinking Act

Similar to the federal act, California implements the state's Safe Drinking Water Act (Health and Safety Code Section 116270 et seq.) to ensure public health and safety relative to clean drinking water. Under this act, the California Department of Public Health has the authority to protect public drinking water by adopting contaminant levels not to be exceeded in potable water supplies. Such thresholds are equal to or more stringent than those established at the federal level under the EPA.

State Water Resources Control Board

Created by the California legislature in 1967, the five-member State Water Resources Control Board (SWRCB) allocates water rights, adjudicates water right disputes, develops statewide water protection plans, establishes water quality standards, and guides the nine Regional Water Quality Control Boards (RWQCBs) located in the major watersheds of the state. The joint authority of water allocation and water quality protection enables the SWRCB to provide

comprehensive protection for California's waters. The SWRCB is responsible for implementing the Clean Water Act and issues National Pollutant Discharge Elimination System (NPDES) permits to cities and counties through the RWQCBs. The project site lies within the jurisdiction of the San Diego RWQCB (Region 9).

California Urban Water Management Planning Act

In 1983, the State Legislature enacted the Urban Water Management Planning Act (California Water Code Sections 10610–10656), which requires specified urban water suppliers in the state to prepare an Urban Water Management Plan and update it every 5 years. State and local agencies and the public frequently use such plans to determine if agencies are planning adequately to reliably meet water demand in various service areas. As such, the plans serve as an important element in documenting water supply availability and reliability for compliance with state laws, including Senate Bill (SB) 610 and SB 221, which link water supply sufficiency to large land-use development project approvals. Urban water suppliers also must prepare such plans, pursuant to the Urban Water Management Planning Act, to be eligible for state funding and drought assistance.

Every urban water supplier that either provides over 3,000 acre-feet of water annually or serves more than 3,000 urban connections is required to assess the reliability of its water sources over a 20-year planning horizon. Each supplier must report its progress on a 20 percent reduction in per capita urban water consumption by the year 2020, as required in the Water Conservation Act of 2009 (SB X7-7).

The state's urban water suppliers prepare Urban Water Management Plans (UWMPs) to support their long-term resource planning and ensure adequate water supplies are available to meet existing and future water demands. The UWMPs include information on water usage, water supply sources, and water reliability planning. They also may provide implementation schedules to meet projected demands over a planning horizon, a description of opportunities for new development of desalinated water, groundwater information (where groundwater is identified as an existing or planned water source), a description of water quality over the planning horizon, and identification of water management tools that maximize local resources and minimize imported water supplies. A UWMP's water supply analysis includes a water supply reliability assessment, water shortage contingency plan, and development of a plan in case of an interruption in water supply.

The plans must be prepared every 5 years and submitted to the California Department of Water Resources (DWR). DWR staff then reviews the submitted plans to make sure they have completed the requirements identified in the Water Code, then submits a report to the State Legislature summarizing the status of the plans.

Senate Bill 221

Enacted in 2001, SB 221 (Government Code Sections 66455.3 and 66473.7) requires that the legislative body of a city or county which is empowered to approve, disapprove, or conditionally approve a subdivision map must condition such approval upon proof of sufficient water supply. The term *sufficient water supply* is defined in SB 221 as the total water supplies available during normal, single dry, and multiple dry water years within a 20-year projection that would meet the projected demand associated with a proposed subdivision. The definition also includes the requirement that sufficient water encompass not only the project but also existing and planned future uses, including, but not limited to, agricultural and industrial uses.

California Water Recycling Standards

The State Legislature has developed requirements for the production, discharge, distribution, and use of recycled water. These requirements are contained in the California Code of Regulations, Title 22, Division 4, Chapter 3, Reclamation Criteria, Sections 60301 through 60475, and Title 17. The California Department of Public Health administers the state recycling water standards.

California Integrated Waste Management Act

Assembly Bill (AB) 939 established the California Integrated Waste Management Act of 1989 (Public Resources Code Sections 42900–42927) which required all California cities and counties to reduce the volume of solid waste deposited in landfills by 50 percent by the year 2000. It also requires that cities and counties continue to remain at 50 percent or higher for each subsequent year. The act is intended to reduce, recycle, and reuse solid waste generated to the maximum extent feasible.

The act requires each California city and county to prepare, adopt, and submit to the California Department of Resources Recycling and Recovery (CalRecycle) a source reduction and recycling element (SRRE) that demonstrates how the jurisdiction will meet the act's mandated diversion goals. Each jurisdiction's SRRE must include specific components as defined in Public Resources Code Sections 41003 and 41303. In addition, the SRRE must include a program for management of solid waste generated in the jurisdiction consistent with the following hierarchy: (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. The SRRE is required to emphasize and maximize the use of all feasible source reduction, recycling, and composting options in order to reduce the amount of solid waste to be disposed of by transformation and land disposal (Public Resources Code Sections 40051, 41002, and 41302).

California Green Building Standards Code

The California Green Building Standards Code, commonly referred to as the CALGreen Code, is set forth in the California Code of Regulations, Title 24, Part 11, and establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development and water conservation, among other issues. Under the CALGreen Code, all water closets (i.e., flush toilets) are limited to 1.28 gallons per flush and urinals are limited to 0.5 gallon per flush. In addition, maximum flow rates for faucets are established as follows: 2.0 gallons per minute (gpm) at 80 pounds per square inch (psi) for showerheads; 1.5 gpm at 60 psi for residential lavatory faucets; and 1.8 gpm at 60 psi for kitchen faucets.

Local

City of Encinitas Climate Action Plan

The City adopted an update to the 2011 Climate Action Plan (CAP) in January 2018. In January 2020, the City published its first comprehensive CAP Annual Monitoring Report. The Annual Report summarizes the progress the City has made toward meeting the its greenhouse gas reduction targets set in the Climate Action Plan and evaluates progress made on implementing each of the 19 City actions included in the CAP.

The CAP includes promoting clean and efficient energy use, transitioning to greater proportion of renewable electricity sources, reducing vehicle miles traveled and promoting active transportation, implementing an organic waste recycling program and diverting solid waste from the landfill, promoting water conservation, and planning for anticipated future climate changes.

Water- and wastewater-related actions and supporting measures under the CAP aim to reduce both the strain on water supplies and greenhouse gas emissions from pumping and treatment activities. The City has greater jurisdiction over the handling of solid waste generated by the community, so its strategy focuses on diverting a greater percentage of waste from landfills, through such methods as composting and increased recycling.

The City's CAP sets a goal of reducing greenhouse gas emissions from landfills by implementing a Zero Waste Program that promotes waste prevention, recycling, and diversion of organic waste. The CAP aims to divert 65% of the City's solid waste from the landfill by 2020 and divert 80% of waste by 2030. This would reduce waste generation rates to 3 lbs/person/day by 2030.

City of Encinitas General Plan

The City's General Plan is the primary source of long-range planning and policy direction used to guide growth and preserve the quality of life in Encinitas. The General Plan states that a goal of the City is to analyze proposed land uses to ensure that the designations would contribute to a proper balance of land uses in the community. Goals and policies relevant to the proposed project are listed below.

Land Use Element

Policy 2.10: Development shall not be allowed prematurely, in that access, utilities, and services shall be available prior to allowing the development.

GOAL 4a: The City of Encinitas will ensure that the rate of residential growth does not create a demand which exceeds the capability of available services and facilities.

Housing Element 2019

In March 2019, the City Council adopted the Housing Element Update (HEU) which provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The purpose of the HEU is to ensure that the City establishes policies, procedures, and incentives to increase the quality and quantity of the housing supply in the City. The HEU includes the 2013-2021 Housing Element Update and a series of discretionary actions to update and implement the City's Housing Element. As part of the approvals, the project site was designated with an R-30 overlay (minimum 30 dwelling units per net acre) and requires a minimum of 246 residential housing units. Relevant policies and goals related to aesthetics are provided below:

GOAL 2: Sound housing will be provided in the City of Encinitas for all persons.

Policy 2.2: Continue to assess development fees on new residential units adequate to pay for all related local and regional impacts on public facilities.

Policy 2.5: Encourage street planting, landscaping, and undergrounding of utilities.

Integrated Regional Water Management Program for the San Diego Region

The Integrated Regional Water Management (IRWM) program is a local water resources management approach preferred by the Governor, the California Department of Water Resources, and the State Water Resources Control Board. It is aimed at securing long-term water supply reliability in California by first recognizing the interconnectivity of water supplies and the

environment, and then pursuing projects yielding multiple benefits for water supplies, water quality, and natural resources.

The San Diego IRWM program is an interdisciplinary effort by water retailers, wastewater agencies, stormwater and flood managers, watershed groups, the business community, tribes, agriculture, and regulatory agencies to coordinate water resource management efforts and to enable the San Diego region to apply for grants tied to DWR's Integrated Regional Water Management program. The Regional Water Management Group, which is the group responsible for administering and implementing the San Diego IRWM program, comprises the San Diego County Water Authority, the City of San Diego, and the County of San Diego. A Regional Advisory Committee serves to shape the IRWM program and upcoming planning and funding applications. Additionally, broad stakeholder outreach engages members of the public and other interested parties in the IRWM planning process.

The Integrated Regional Water Management Plan provides a mechanism for (1) coordinating, refining, and integrating existing planning efforts within a comprehensive, regional context; (2) identifying specific regional and watershed-based priorities for implementation projects; and (3) providing funding support for the plans, programs, projects, and priorities of existing agencies and stakeholders (San Diego Integrated Regional Water Management Group 2019).

San Dieguito Water District Urban Water Management Plan

The SDWD's Urban Water Management Plan (UWMP) (2016d) assesses the existing water system conditions and demands. The plan concluded that the overall system is adequately sized to accommodate buildout under the City's adopted General Plan.

San Dieguito Water District Water Systems Master Plan

The SDWD's Water System Master Plan (WSMP) (2010) analyzed the distribution system for reliability, water quality, adequacy of fire flow demands, and storage requirements. The WSMP identifies and prioritizes capital improvement projects in the distribution system. The WSMP identified areas for improvement that were then included in the future planning horizon (year 2030) Capital Improvement Program (CIP). The CIP includes pipeline system upgrades, valve replacement, meter replacement, and treatment plant upgrades.

City of Encinitas Municipal Code Chapter 23.26 – Water Efficient Landscape Regulations

As required by the Water Conservation in Landscaping Act, the City adopted a landscape water conservation ordinance. Pursuant to the act, this ordinance establishes water use standards for landscaping. Specifically, the requirements of this chapter of the Municipal Code reduce water use associated with irrigation of outdoor landscaping by setting a maximum amount of water to

be applied to landscaping and by designing, installing, and maintaining water-efficient landscapes consistent with the water allowance. A project that is subject to this chapter is required to use recycled water for irrigation. Per state law, an updated Municipal Water Efficient Landscape Ordinance was adopted by the City in 2016.

Wastewater

City of Encinitas Sewer System Management Plan

The City recently updated the Sewer System Management Plan (2019) which was prepared in response to the State Water Resources Control Board's adoption of Order No. 20016-0003-DWQ, relating to the elimination of sanitary sewer overflows. The plan is required to provide response processes for sewer overflow emergencies and to ensure adequate facilities exist to support the City's needs. The plan is required to be updated every 5 years.

IMPACT ANALYSIS AND MITIGATION MEASURES

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the proposed project would have a significant impact related to utilities and service systems if the project would:

- Require or result in the relocation or construction of new or expanded water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
- Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

PROJECT IMPACTS AND MITIGATION

UTILITY FACILITIES

Impact 3.14-1 **The project would not require, or result in, the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant.**

Water

Water utilities improvements would include connections to the public water system. The project would have two points of connection. One connection would be off the existing 20-inch PVC main pipe located within Quail Gardens Drive, and the other connection would be off of the existing 8-inch asbestos cement (AC) main pipe located within Sidonia Street. The proposed system would be looped to provide the necessary redundancy consistent with the standards and guidelines listed in the Water Agencies' Standards (Appendix Q). Refer to Figure 2.0-,13, Water Service (Proposed). Impacts due to construction of the on-site water system and connections to the existing system are analyzed throughout this EIR.

The project site has three existing water meters to meet the water demands of the site's historical use as a commercial nursery. Table 3.14-4, Existing Water Use, provides the average gallons per day (gpd) of water for the existing uses on the project site based on recordings from the three existing water meters during the time frame between January 2017 and September 2017.

Table 3.14-4: Existing Water Use

Water Meter	Average Usage (gpd)
14042779	26,103
14050599	11,974
14050604	17,457
Total Average Usage	**55,534**

Notes: Historical use based on the following dates: 1/17/17 – 9/11/17; gpd = gallons per day
Source: Dexter Wilson Engineering, Inc., 2020c (Appendix: Q)

Water demand on-site would come from the proposed 250 residential units and the non-residential water use on-site, such as the 5.5 acres of agricultural fields, 10,000 sq. ft. recreation center, 3,500 sq. ft. restaurant, and other on-site uses. The projected maximum daily demand is 230,350 gpd, and the projected peak hour demand is 372,625 gpd (Appendix Q). As shown in

Table 3.14-5, Projected Average Water Demand, the projected average water demand for the proposed project is 135,500 gpd.

Table 3.14-5: Projected Average Water Demand

Land Use	Quantity	Demand Factor	Average Demand (gpd)[2]
MF Residential	250 units	450 gpd/unit	112,500
Commercial	1.3 acre	5,000 gpd/acre	6,500
Agricultural	5.5 acre	3,000 gpd/acre	16,500
Landscaping	---	0 gpd/acre[1]	0
		Total	**135,500**

Notes:
1. Proposed to be irrigated with recycled water.
2. gpd = gallons per day
Source: Dexter Wilson Engineering, Inc., 2020c (Appendix Q)

As discussed in the SDWD's (2016d) Urban Water Management Plan, the overall system of the SDWD is adequately sized to accommodate buildout under the City's adopted General Plan (City of Encinitas 2016). SDWD anticipated an increase of approximately 2,653 residents between 2015 and 2035. As part of the Housing Element Update approval, the project site was designated with an R-30 overlay and allocated between 246 and 295 residential dwelling units (refer to Section 3.9, Land Use and Planning). The proposed project would result in approximately 628 residents, or approximately 24 percent of SDWD's expected increase. As the proposed project is included in the HEU, and therefore, consistent with the General Plan, SDWD is aware of the proposed project and is capable of serving the projected population growth.

In addition, SDWD has completed a *Project Facility Availability Form* which states that the district is expected to be able to serve the project as proposed for the next 5 years (see Appendix R). If approved, the project site would also be included within future UWMP updates (the next update is scheduled for 2021). Further, as part of the project approval process, the project applicant would be required to provide on-site water infrastructure and pay appropriate water system capacity fees. Therefore, since SDWD has indicated that it has facilities to serve the project site for the next 5 years, and the proposed project is consistent with the General Plan and accounted for in the HEU and the Environmental Assessment, the proposed project would not require, or result in, the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be **less than significant**.

Wastewater

Sewer service to the proposed project would be provided by the City of Encinitas (Encinitas Sanitary District). As stated, the project site is situated at the north end of the Encinitas Sanitary District service area. Flows from this area are eventually conveyed to the Encinitas trunk sewer line located south of the project site in Encinitas Boulevard.

The existing sewer system in the project vicinity consists of gravity sewer pipelines. There is an existing 8-inch gravity sewer line in Quail Gardens Drive, an existing 8-inch gravity sewer line in Sidonia Street, as well as an 8-inch line in Leucadia Boulevard. The proposed project would sewer to the existing collection system in Leucadia Boulevard through a connection in Sidonia Street. Project flows would be conveyed to Sidonia Street at the approximately location of the secondary access point and would then be conveyed south to a point of connection to the existing City sewer system in Leucadia Boulevard. Refer to Appendix P-1 and Figure 2.10-14, Sewer Service (Proposed).

Table 13.14-6 Project Sewer Flows, summarizes the projected average sewer flows for the project. The projected peak sewer flow for the project is estimated at 177,290 gallons per day (gpd) or 123 gallons per minute (gpm) (Appendix P-1).

Table 13.14-6: Project Sewer Flows

Land Use	Quantity	Demand Factor	Average Demand (gpd)
MF Residential	250 units	196 gpd/unit	49,000
Recreation Center	10,000 sq. ft.	1.2 EDU[1]/1st 1,000 sq. ft. 0.7 EDU/Ea. Additional 1,000 sq. ft.	2,100
Restaurant	3,500 sq. ft.	1.2 EDU/1st 1,000 sq. ft. 0.7 EDU/Ea. Additional 1,000 sq. ft.	1,120
Farm Stand	3,000 sq. ft.	1.2 EDU/1st 1,000 sq. ft. 0.7 EDU/Ea. Additional 1,000 sq. ft.	730
Agricultural	5.5 acre	0 gpd/acre	0
		Total	**52,950**

Notes: EDU = equivalent dwelling unit; gpd = gallons per day
Source: Dexter Wilson Engineering, Inc, 2020a (Appendix P-1)

An *Off-site Sewer System Analysis* (Appendix P-2) was prepared to determine whether the proposed project, in combination with existing and future development, would result in any impacts that would require replacement of existing sewer lines. As analyzed therein, under existing plus project conditions, no stretches of existing off-site sewer lines affected by the proposed project would exceed the City's replacement criteria. Further, the Moonlight Pump

Station has sufficient capacity to pump project sewerage flows. Based on existing flow rates and those anticipated for the proposed project, the projected peak wet weather flow is anticipated to be 1.91 million gallons per day (mgd). At a capacity of 2.9 mgd, the existing Moonlight Beach Pump Station is sufficient to accommodate existing flows plus those anticipated to be generated by the proposed project (Dexter Wilson 2020b).

The Encinitas Sanitary Division has completed a *Project Facility Availability Form* which states that the district is expected to be able to serve the project as proposed for the next 5 years (see Appendix R). Further, as part of the project approval process, the project applicant would be required to provide on-site sewer infrastructure and pay appropriate sewer system connection fees. The City's Public Works Department's existing requirements would ensure that sewer facilities would be sized appropriately and that the wastewater treatment requirements of the RWQCB would not be exceeded. Therefore, the wastewater generated by the proposed project would not cause the Encinitas Sanitary Division to exceed the wastewater treatment requirements of the San Diego RWQCB. As such, the proposed project would not require, or result in, the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be **less than significant.**

Stormwater

Refer to Section 3.8, Hydrology and Water Quality. The proposed project would collect drainage from the majority of on-site areas in water quality treatment/biofiltration basins on the westerly edge of the project site, at which point drainage would be conveyed via a private storm drain to connect to existing storm drain improvements in Sidonia Street.

As stated in the *Preliminary Hydrology Study* and shown in Figure 3.8-2, Post-Development Hydrology Node Map, runoff from drainage area A-1 would flow north into the proposed cross gutter before being conveyed westward via storm drain and discharged into the proposed biofiltration basin adjacent to Sidonia Street. After being treated and stored on the project site, the runoff would enter the existing storm drain system located at the north end of the street. Runoff generated in drainage areas A-2 and A-3 would be collected via area drains and piped to biofiltration basins where it would be treated and stored. Runoff from these areas would then flow eastward via storm drain and enter into the existing storm drain system located within Quail Gardens Drive. Runoff from drainage areas A-4 and A-5 would be conveyed westward via surface flow and storm drain to the large biofiltration basin located along Sidonia Street. Once treated, the runoff would enter into the proposed storm drain system within Sidonia Street, travel north, and connect to the existing storm drain system located at the north end of the street; refer to Appendix L.

The project proposes the use of biofiltration basins to meet the treatment and flow control requirements listed in the City of Encinitas Best Management Practices (BMP) Manual for post-construction BMPs. As seen in Table 3.8-1, Peak Flow Rate Comparison – Unmitigated (100 Year, 6 Hour), the unmitigated peak flow from the proposed on-site drainage areas A-1, A-4, A-5, A-6 and A-7 and B-2 and B-3 would exceed or be equivalent to flows under existing conditions. As shown in Table 3.8-2, Peak Flow Rate Comparison – Mitigated (100 Year, 6 Hour), post-development flows for all proposed on-site drainage areas would be reduced as compared to pre-development conditions.

Additionally, while the project site currently supports greenhouses, the impervious area credit was not taken for the existing greenhouses in the pre-development condition, as would otherwise be typical per City design standards. However, runoff generated with the greenhouses remaining on-site was included in the project analysis for comparison purposes; refer to Table 3.8-3, Peak Flow Rate Comparison with Greenhouses Included – Mitigated (100 Year, 6 Hour). As shown in Table 3.8-3, post-development flows would be substantially reduced as compared to pre-development conditions (greenhouses included) for all proposed drainage areas (A-1, A-4, A-5, A-6, and A-7; and B-2 and B-3). To reduce flow rates, the project design includes on-site biofiltration basins that would provide hydromodification management flow control and stormwater pollutant control to meet the requirements of the San Diego RWQCB municipal stormwater permit. The biofiltration basins would also provide mitigation for the 100-year storm event peak discharge. The basins would be unlined and designed to retain and infiltrate a significant portion of stormwater flows. The portion of flows in excess of the infiltration capacity would therefore be less, both in volume and in peak flow rate, than that of the existing condition for all storm events.

With incorporation of proposed site improvements and BMPs, the mitigated peak flow for drainage areas A-1, A-4, A-5, A-6 and A-7 would be approximately 2.52 cfs which would alleviate existing flooding issues on Sidonia Street during large storm events when compared to existing conditions (see Table 3.8-2, Peak Flow Rate Comparison – Mitigated (100 Year, 6 Hour)). Similarly, the project would reduce stormwater flow rates for drainage areas B-2 and B-3 to approximately 2.97 cfs as compared to existing conditions.

For larger storm events, stormwater runoff not filtered through the engineered soils would be conveyed via an overflow outlet structure consisting of a 3-foot by 3-foot grate located on top of the catch basin. Runoff conveyed via the outlet structure would bypass the small low-flow orifice and be conveyed directly to a proposed drainpipe. Runoff would continue through the drainpipe and discharge to the northwest as it does in the existing condition (Appendix L).

Therefore, the proposed project would not result in the expansion or need for new stormwater facilities, the construction or relocation of which could cause significant environmental effects and impacts would be **less than significant**.

Electric Power

Refer to Section 3.5, Energy Conservation and Climate Change. San Diego Gas and Electric (SDGE) currently provides electrical service to the project site. Electrical service currently exists surrounding the project site, and would be extended within the interior of the site to the various uses proposed and all electrical lines would be undergrounded. Electrical service connections off-site would be within existing rights-of-way, and within future street alignments within the proposed project, the impacts of which are analyzed herein. Furthermore, the project would install approximately 434 kilowatts (kW) of rooftop solar on-site that would reduce electrical demand (see Section 3.5, Energy Conservation and Climate Change). Therefore, the proposed project would not result in the expansion or need for new electric power facilities, the construction or relocation of which could cause significant environmental effects and impacts would be **less than significant**.

Natural Gas

The proposed project would limit use of natural gas to cooktops and ovens in the residential units, recreation center, and restaurant. No natural gas fireplaces would be permitted except for the recreation center. Natural gas service currently exists surrounding the project site, and would be extended within the interior of the site to the various uses described above, and all natural gas lines would be undergrounded. Natural gas service connections off-site would be within existing rights-of-way, and within future on-site street alignments within the proposed project, the impacts of which are analyzed herein. Therefore, the proposed project would not result in the expansion or need for new natural gas facilities, the construction or relocation of which could cause significant environmental effects and impacts would be **less than significant**.

Telecommunication Facilities

The proposed project does not include the installation of telecommunication facilities. Furthermore, implementation of the proposed project would not interfere with existing telecommunication facilities or future expansion of facilities. The expected population increase in the area would not create a new substantial demand on existing telecommunication services and facilities. Therefore, the proposed project would not result in the expansion or need for new telecommunication facilities, and **no impact** would occur as a result of the proposed project.

Mitigation Measures: No mitigation required.

Level of Significance: Less than significant.

WATER SUPPLY

Impact 3.14-2 **The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.**

The San Dieguito Water District provides approximately 38,000 people with both potable and recycled water. Potable water is obtained from Lake Hodges runoff; the City also imports raw water from the San Diego County Water Authority. Water from both sources is treated at the R. E. Badger Filtration Plant in Rancho Santa Fe. The City's recycled water is treated wastewater from the San Elijo Water Pollution Control Facility in Encinitas.

As mentioned previously, the Urban Water Management Planning Act requires each urban water supplier to assess the reliability of its water supply for normal, single dry, and multiple dry years. Table 3.14-2 shows the SDWD's estimated water supply projections from 2020 to 2035. The total water demand (potable/raw water and recycled water) for the year 2020 is anticipated to be approximately 7,559 acre feet/year while the estimate for 2025 is 7,618 acre feet/year.

The proposed project would implement water conservation measures to reduce potable water use to the extent feasible. The project would meet or exceed the conservation measures mandated by the 2019 California Green Building Standards Code. Additionally, the proposed project would include non-mandatory water conservation measures, such as the installation of insulated hot water pipes, pressure reducing valves, water efficient dishwashers, and dual flush toilets (Appendix Q). The proposed project would also use recycled water to irrigate common landscape areas. Table 3.14-7 below summarizes the baseline projected water use for the project and the net potable water demands with the implementation of water conservation measures.

Table 3.14-7: Net Potable Water Use Summary

Description	Average Water Use (gpd)
Net Potable Water Use Summary	
Potable Water Use	135,500[1]
Common Area Irrigation	3,400
Total Baseline Water Use	**138,900**
Water Conservation Savings	
Recycled Water Use	3,400[1]
Residential Water Conservation	6,063

Table 3.14-7, continued

Description	Average Water Use (gpd)
Total Conservation Savings	**9,463**
Net Potable Water Use	**129,437**
Existing Water Usage	**55,534**
Additional Potable Water Usage	**73,903**

1. Project total potable water usage does not include 3,400 gpd for planned reclaimed water use to irrigate landscape areas.
Notes: gpd = gallons per day
Source: Dexter Wilson Engineering, Inc., 2020c (Appendix Q)

Based on Table 13.3-7, the projected net potable water use of 129,437 gpd represents a net increase of approximately 73,903 gpd of water use when compared to historical water use on the site. As discussed in the SDWD's UWMP, the district has anticipated population increases through 2035 of 2,653 residents (between 2015 and 2035) which would be able to serve the projected population of approximately 628 residents. As mentioned under Impact 3.14-1, the project site is one of 15 sites included in the HEU and the project site was designated with an R-30 overlay and allocated a minimum of 246 residential dwelling units. Therefore, since the proposed project is consistent with the General Plan and accounted for in the HEU, and is within the population increase anticipated by the SDWD 2015 UWMP, it is anticipated that the District's existing facilities would be capable of serving the proposed 250 residential units and non-residential uses that are a part of the proposed project.

The Urban Water Management Planning Act requires every urban water supplier to assess the reliability of its water supply for normal, single-dry and multiple-dry years. Single-dry and multiple-dry year conditions were based on the SDWD's historical water use records. Table 3.14-3 shows estimated water supply projections from the year 2020 to 2035. According to the UWMP, single-dry and multiple-dry year conditions were based on the SDWD's historical water use records.

The SDWD anticipates no reduction of local water supplies for a single or multiple-dry year event. Even during a dry year, it is assumed there would be some rain and therefore some refilling of water storage. In an event of a dry year, the SDWD would purchase more water from San Diego County Water Authority (SDCWA) and utilize their carryover storage supply. The SDWD would also implement water conservation measures as necessary. If shortages still occur, "additional regional shortage management measures, consistent with the Water Authority's Water Shortage and Drought Response Plan, will be taken to fill the supply shortage." As such, the SDWD expects to meet customer demands during a multiple-dry year event (SDWD 2016). As shown in Table 3.14-3, anticipated SDWD water supplies would be adequate during the normal, single-dry, and multiple-dry year scenarios.

Therefore, the proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be **less than significant.**

Mitigation Measures: None required.

Level of Significance: Less than significant.

WASTEWATER TREATMENT CAPACITY

Impact 3.14-3	**The project would not result in a determination by the wastewater treatment provider which serves, or may serve, the project that the project has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant.**

Refer to Impact 3.14-1. The project site is located at the north end of the service area of the Encinitas Sanitary Division. The Encinitas Sanitary Division has completed a *Project Facility Availability Form* which states that the district has the facilities to serve the proposed project for the next 5 years under existing and anticipated conditions (Appendix R). As discussed above in Impact 3.14-1, the project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's project demand in addition to the providers' existing commitments. Impacts would be **less than significant**.

Mitigation Measures: None required.

Level of Significance: Less than significant.

SOLID WASTE INFRASTRUCTURE CAPACITY

Impact 3.14-4	**The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant.**

The proposed project would be served by EDCO Waste and Recycling Services, which operates through an exclusive franchise agreement with the City. Solid waste is collected and taken to a local transfer station and then to the Otay Landfill in Chula Vista or the Sycamore Landfill in Santee. The Otay Landfill is expected to cease operation February 28, 2030 and is permitted to accept 6,700 tons per day. The Sycamore Landfill is expected to cease operation in December 31, 2042 and is permitted to accept 5,000 tons per day (CalRecycle 2019a, 2019b).

The City adopted a Construction & Demolition Debris (C&D) Ordinance (Chapter 11.22) that helps divert waste from landfills and comply with statewide mandates. Materials subject to the ordinance include, but are not limited to, asphalt, concrete, brick, dirt, rock, lumber, cardboard, metals and any vegetative or other land clearing/landscaping materials. Projects are required to reuse, salvage or recycle 60% of all C&D debris generated from the project (City of Encinitas 2020c).

One existing occupied single-family residential unit is located in the southwestern portion of the project site (at the intersection of Leucadia Boulevard and Sidonia Street) and is proposed to be demolished with project implementation. The remainder of the project site is occupied by private commercial greenhouse buildings, which are also proposed to be demolished with implementation of the proposed project. The proposed project would collect and sort waste materials for diversion in order to ensure compliance with statewide mandates. Solid waste from construction activities would be delivered to the two landfills identified above, both of which have capacity to accommodate solid waste from the proposed project.

During project occupancy, the 250 residential units are expected to contribute additional solid waste to the Otay and Sycamore landfills. The City's CAP sets a goal of reducing greenhouse gas emissions from landfills by implementing a Zero Waste Program that promotes waste prevention, recycling, and diversion of organic waste. The CAP aims to divert 65% of the City's solid waste from the landfill by 2020 and divert 80% of waste by 2030. This would reduce waste generation rates to 3 pounds (lbs)/person/day by 2030 (Encinitas 2017).

According to CalRecycle, since 2012, the amount of waste generated by the City of Encinitas has fluctuated between 5.6 and 6.1 lbs/person/day (CalRecycle 2020). As such, it can be expected that during operation, the proposed project would generate approximately 3,831 pounds, or 1.92 tons, of solid waste per day from the on-site residential uses (628 anticipated residents multiplied by 6.1 pounds of solid waste generation). This total represents 0.016% of the total regional capacity for the Sycamore and Otay Landfills (11,700 tons per day).

The on-site organic farm would also produce waste, but the majority of the waste would be organic material that could be composted. Other uses, such as the restaurant, would also be subject to the requirements of the City's CAP. Solid waste from operation and occupancy activities would be delivered to the two landfills identified above, both of which have capacity to accommodate solid waste from the proposed project.

For the reasons stated above, the project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be **less than significant.**

Mitigation Measures: None required.

Level of Significance: Less than significant.

SOLID WASTE REGULATIONS

Impact 3.14-5	**The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts would be less than significant.**

Refer to Impact 3.14-4, above. The project proposes 250 residential units and other non-residential uses such as an on-site organic farm, recreation center, and restaurant. Generated solid waste would consist primarily of standard organic and inorganic waste normally associated with these types of uses. The generation of substantial amounts of hazardous waste is not anticipated (refer to Section 3.7, Hazards and Hazardous Materials). As noted above, the site is adequately served by local landfills. The project would comply with all applicable federal, state, and local statutes and regulations related to solid waste handling, transport, and disposal during both construction and long-term operation.

Additionally, per its Climate Action Plan, the City has implemented a Zero Waste Program, which stipulates that by the year 2020, 65 percent of total solid waste generated would be diverted and by the year 2030, 80 percent of total solid waste generated would be diverted. As such, the proposed project would be required to comply with a Source Reduction and Recycling Element (SRRE), which would be submitted to and approved by CalRecycle, for the diversion of solid waste. Compliance with the SRRE would ensure that the proposed project would remain in compliance with AB 939.

The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts would be **less than significant**.

Mitigation Measures: None required.

Level of Significance: Less than significant.

CUMULATIVE IMPACTS

Impact 3.14-6	**The project would not result in a significant cumulative impact related to utilities and service systems. Impacts would be less than cumulatively considerable.**

Geographic Scope

Cumulative projects that would have the potential to be considered in a cumulative context with the project's incremental contribution, and that are included in the analysis of cumulative

impacts relative to utilities and services, are identified in Table 3.0-1 in Section 3.0, Environmental Analysis, of this EIR. The geographic scope for cumulative impacts to utilities and service systems includes the service areas for the San Dieguito Water District (for water service), Encinitas Sanitary Division (for wastewater), San Diego Gas and Electric, Otay Landfill and Sycamore Landfill. All cumulative projects identified and development of other future land uses in the surrounding area would be subject to the payment of appropriate development impact fees and/or the construction of new or expanded public facilities on a project-by-project basis, and in accordance with applicable local, state, and federal agency requirements, to avoid, reduce, and mitigate substantial increases in demand (and significant impacts) on utilities and service systems.

To be conservative, the cumulative analysis is based on the "worst-case" assumption that includes the 2019 HEU sites (even those yet to file an application with the City) to the extent they may contribute to certain issue-specific cumulative effects (see Table 3.0-2).

Potential Cumulative Impacts

Potential project impacts associated with utilities and service systems would be less than significant, as detailed above. The 2016 At Home in Encinitas/Measure T EIR determined that cumulative impacts associated with the 2016 Housing Element Update would be less than cumulative considerable. The 2016 HEU provided a range of options ranging from 1,853 residential units up to 3,261 residential units. The 2019 HEU anticipated 1,560 residential units, less than the minimum yield under the 2016 HEU and less than half of the maximum yield. Therefore, the proposed project, in combination with existing and reasonably foreseeable future projects that utilize the same utilities and service systems as the proposed project, is not anticipated to overburden the respective wastewater, water, stormwater, natural gas, telecom, and solid waste providers, resulting in the need for upgraded or new facilities, the construction of which could result in significant environmental effects. Additional discussion is provided below.

Water Supply

As discussed under Impact 3.14-1, since the proposed project is consistent with the General Plan and accounted for in the HEU, and is within the population increase anticipated by the SDWD 2015 UWMP, it is anticipated that the District's existing facilities would be capable of serving the proposed 250 residential units and non-residential uses that are a part of the proposed project. The San Dieguito Water District's 2015 Urban Water Management Plan demonstrates that the district is planning to meet future and existing demands, which include the demand increment associated with the growth forecast. Table 3.14-8 provides a list of cumulative projects that are

proposed to be served by the same water system as the proposed project and provides the projected water demands for these projects.

Table 3.14-8: Average Water Use of Adjacent Cumulative Projects

Housing Element Site No.	Description	Proposed Residential Units	Demand Factor	Average Water Use (gpd)
05	Encinitas Blvd and Quail Gardens	119	450 gpd/unit	53,500
09	Proposed Project	250	--	129,437
12	Sunshine Gardens	84	450 gpd/unit	37,800
AD 2 a,b,c	Quail Gardens	485	--	189,150
			Total	**409,887**

Source: Dexter Wilson, 2020 (Appendix Q)
Notes: gpd = gallons per day

The SDWD will incorporate the proposed project and the listed cumulative projects into their water system hydraulic model to determine potential impacts on the existing water system. As with the proposed project, the cumulative projects would be required to receive a will-serve letter from the SDWD as part of the discretionary review process (Appendix R). The will-serve letter indicates whether the District is expected to be able to serve the project for the next 5 years. If approved, the cumulative projects would also be included within future UWMP updates (the next update is scheduled for 2021) so their water use is considered in the evaluation of service provision for future projects. For these reasons, the project is not anticipated to contribute to a significant cumulative impact related to water supply.

Wastewater

Wastewater agencies anticipated to serve the project are not at capacity and have anticipated population growth in the City of Encinitas. Similar to the proposed project, cumulative projects would receive a completed a *Project Facility Availability Form* which indicates whether the District is expected to be able to serve the project as proposed for the next 5 years (see Appendix R).

The *Off-site Sewer System Analysis* prepared for the project (Appendix P-2) also evaluated whether the proposed project, in combination with cumulative projects (including those units anticipated by the City's General Plan Housing Element Update), would result in impacts that would require replacement of existing sewer lines (Dexter Wilson 2020b). As analyzed therein, under the Ultimate Projected Wet Weather Flows (existing plus proposed project plus other planned future developments anticipated within the Encinitas Sanitary Division), one stretch of

off-site sewer within the Cottonwood Sub-basin Area has the potential to exceed replacement criteria. In addition, two stretches of sewer in the Encinitas Trunk Sewer in Encinitas Boulevard may exceed replacement criteria; however, it is not clear if the existing pipe in these stretches is 12" or 15;" thus, the analysis assumed the conservatively smaller pipe size.

To address the potential exceedance of design replacement criteria, the City could accept the exceedances since sufficient capacity exists under wet weather conditions. The City could also work to reduce the inflow and infiltration coming into this basin with the installation of flow domes which, when placed underneath manhole lids, keep surface/street rainwater flows from entering the sanitary sewer. The City could also implement an active inflow and infiltration program by conducting flow monitoring smoke testing to further reduce inflow. Finally, any replacement of the pipeline could be added to the City's capital improvement program and paid for by a combination of existing users' sewer service charges and future users' fair share of connection fees. Note that in the event replacement is necessary, these stretches of sewer appear to be within the existing street right-of-way and any construction associated with replacement thereto would be temporary and would be performed in accordance with an approved Improvement Plan which would include implementation of BMPs, including preparation of a Storm Water Pollution Prevention Plan (SWPPP) and a Traffic Control Plan.

Under the Ultimate Project Wet Weather Flows, the Moonlight Pump Station has sufficient capacity to pump sewerage flows. Specifically, the Ultimate Project Wet Weather Flow is anticipated to be 2.27 mgd. At a capacity of 2.9 mgd, the existing Moonlight Beach Pump Station is sufficient to accommodate existing flows plus those anticipated to be generated by the proposed project (Dexter Wilson 2020b).

Further, as part of the discretionary approval process, cumulative projects would be required to provide on-site sewer infrastructure and pay appropriate sewer system connection fees. The City's Public Works Department's existing requirements would ensure that sewer facilities would be sized appropriately and that wastewater treatment requirements of the RWQCB would not be exceeded. For these reasons, the project is not anticipated to contribute to a significant cumulative impact related to wastewater.

Other Utilities

As noted above, the project would not substantially increase demand for solid waste disposal service. The Otay Landfill and the Sycamore Landfill both have remaining capacity well into the future to accommodate the project and the cumulative projects. All cumulative projects would similarly be required to evaluate potential effects on local landfills and demonstrate that such facilities are available to serve a project on an individual basis, with consideration for landfill capacities at the time when development is proposed. Additionally, both the proposed project

and the cumulative projects would be required to conform to applicable regulations for the waste diversion and recycling.

The project is not anticipated to cause a substantial increase in demand for other utilities such as natural gas, telecommunications, etc. All projects would be required to evaluate the provision of such services on an individual basis and to demonstrate their availability to serve a proposed development, as appropriate.

Conclusion

As the cumulative projects analyzed in the 2019 HEU would result in fewer residential units than that calculated in the 2016 HEU, the proposed project, in combination with existing and reasonably foreseeable future projects that utilize the same utilities and service systems as the proposed project, is not anticipated to overburden the respective wastewater, water, stormwater, natural gas, telecom, or solid waste providers, resulting in the need for upgraded or new facilities, the construction of which could result in significant environmental effects. Cumulative projects would be required to receive will-serve letters from the appropriate water and wastewater providers to confirm that those agencies are capable of serving the project, and would be required to demonstrate adequate solid waste disposal facilities to serve a development. Electricity, natural gas, and telecommunications services would rely on existing infrastructure and therefore, would not require expansion of services that would result in an environmental impact. Therefore, for the reasons stated above, the project would not contribute to a significant cumulative impact related to utilities and service systems. Impacts would be **less than cumulatively considerable.**

Mitigation Measures: None required.

Level of Significance: Less than cumulatively considerable.